103.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,700 / 805,700
					USE VALUE:	805,700 / 805,700
					ASSESSED:	805,700 / 805,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOONE PIETER-JAN
Owner 2:	D`ANGELO LOREN J
Owner 3:	
Street 1:	62 WINDMILL LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRANDT ELIZABETH A -
Owner 2:	-
Street 1:	62 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .305 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2604 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13270.000	318,900		486,800	805,700
Total Card	0.305	318,900		486,800	805,700
Total Parcel	0.305	318,900		486,800	805,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.41 /Parcel: 309.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66396

GIS Ref

GIS Ref

Insp Date 09/20/18

!8216!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,900	0	13,270.	486,800	805,700		Year end	12/23/2021
2021	101	FV	308,800	0	13,270.	486,800	795,600		Year End Roll	12/10/2020
2020	101	FV	308,800	0	13,270.	486,800	795,600	795,600	Year End Roll	12/18/2019
2019	101	FV	256,900	0	13,270.	486,800	743,700	743,700	Year End Roll	1/3/2019
2018	101	FV	256,900	0	13,270.	417,200	674,100	674,100	Year End Roll	12/20/2017
2017	101	FV	251,700	0	13,270.	389,400	641,100	641,100	Year End Roll	1/3/2017
2016	101	FV	251,700	0	13,270.	333,800	585,500	585,500	Year End	1/4/2016
2015	101	FV	237,300	0	13,270.	299,000	536,300	536,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:56:22

LAST REV

Date	Time
04/16/21	10:20:47
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8216

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRANDT ELIZABET	68066-394		9/22/2016		766,000	No	No		
	20823-83		10/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	66396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2021	136	Redo Kit	170,000	O				
11/2/2016	1344	Re-Roof	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
6/1/2009	Measured	189	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
8/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13270		Sq. Ft.	Site		0	70.	0.52	4			Topo	-15					486,767						486,800	

Total AC/HA:	0.30464	Total SF/SM:	13270	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,767	Spl Credit		Total:	486,800
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.22947025
Const Adj.:	1.00250006
Adj $ / SQ:	135.580
Other Features:	103413
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462165
Depreciation:	143271
Depreciated Total:	318894

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	
Totals			
1	8	2	

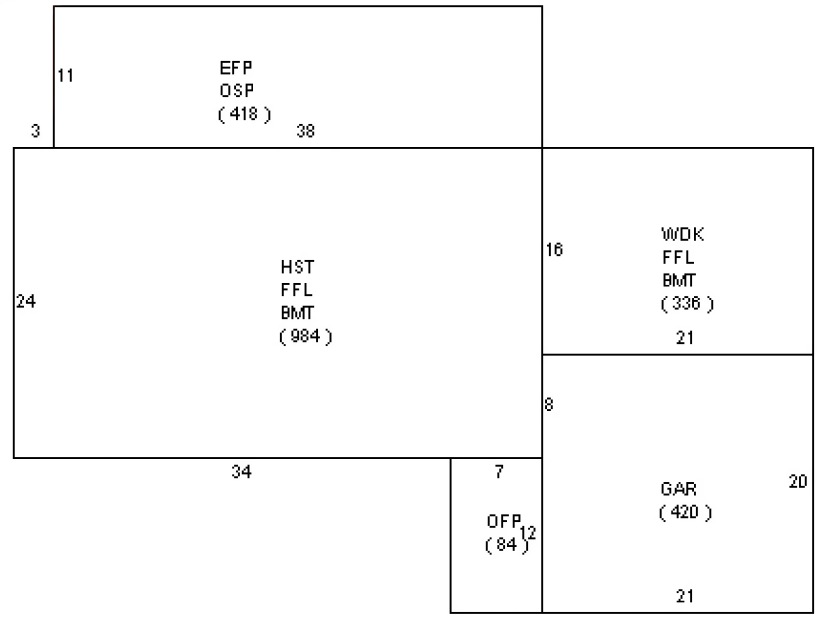
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	135.58
Special Features:	0	Val/Su Net:	66.33
Final Total:	318900	Val/Su SzAd	175.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,320	56.540	74,629
FFL	First Floor	1,320	135.580	178,965
HST	Half Story	492	135.580	66,705
GAR	Garage	420	21.000	8,822
EFP	Enclos Porch	418	33.820	14,138
OSP	Screen Porch	418	22.550	9,425
WDK	Deck	336	9.000	3,024
OFP	Open Porch	84	36.230	3,044
	Net Sketched Area:	4,808	Total:	358,752

Size Ad	1812	Gross Area	5300	FinArea	2604

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	